

South County Dublin Association
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Dundrum, Dublin 14
Tel: 01-298 2832

Strategic Housing Unit,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

16 May 2022

By email to strategichousing@pleanala.ie

Dear Sir/Madam,

Planning Application for Strategic Housing Development
ABP-313281-22: "Barrington Tower", Brennanstown Road, Dublin 18.
Applicant: Cairns Homes Properties Ltd.

We make this observation on behalf of An Taisce in relation to the above application, in response to the notification from McGill Planning dated 11th April 2022. No fee is payable for this observation on behalf of An Taisce.

The Site

Barrington Tower, as a former folly, is recorded as a Protected Structure under RPS No. 1729 and is entered in the National Inventory of Architectural Heritage ("NIAH") under Reg. No. 60260220. We attach an extract from *Between the Mountains and the Sea* by Peter Pearson, The O'Brien Press, 2007, which describes Barrington Tower and its relationship with the Barrington family's house, Glendruid, and the Barrington family cemetery, as well as the Brennanstown cromlech (or portal tomb) and the river valley in which it stands.

Barrington Tower is an important landmark site. We consider that the mass and height of the proposed development is too great for this important site looking across the valley. The design of the proposed blocks seems unimaginative for such an idyllic site.

The Barrington Cemetery, which lies just to the south of the boundary of the site, is recorded as a Protected Structure under RPS No. 2066 as a private burial ground. The NIAH entry under Re. No. 60260219 describes it as a "Mausoleum" with a date of 1845-1850. The area in which it is located¹ is zoned for Objective 'F' – "To preserve and provide for open space with ancillary active recreational amenities." This 'open space' land extends along most of the southern boundary of the 'residential' site where the development is proposed. The southern part of the site is therefore in a Transitional Zonal Area (as defined at Section 13.1.2 County Development Plan 2022-2028) and it is important to avoid an abrupt transition in scale. In our view, the proposed apartment buildings going up to 10 storeys would have a serious negative impact on the setting of the Protected Structure No. 2066 and would be detrimental to the amenities of the 'open space' land. We also consider that the proposed apartment blocks would be incongruous and overbearing in the context of the river valley that links the burial ground, the woodland and the portal tomb, as

¹ See Land Use Zoning Map 10 in the County Development Plan 2022-2028, top left-hand corner

described by Peter Pearson. We support the idea of improving public access to the valley and the portal tomb.

Traffic and Transport

We are concerned that the traffic on Brennanstown Road is already stressed, and the increased traffic would be dangerous, considering the new build and the proposed further build on this narrow road which cannot even accommodate a cycle lane. We direct attention to Specific Local Objection 73 on Maps 7 and 9 of the County Development Plan 2022-2028:

73 To limit development along the Brennanstown Road to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented.

LUAS

The application relies upon the Carrickmines stop on the LUAS Green line being within about 1 km. walking distance and the Brennanstown stop being accessible from the site if and when it is opened.

The Traffic and Transport Assessment at Section 3.2.2 refers to a capacity assessment for the LUAS based upon additional passengers from the development being added to the loading on the Green Line. We consider that an application for development which relies on the LUAS Green Line should be assessed with regard to the capacity of the Green Line service to accommodate passengers not only from the current proposal (534 apartments) but also from the significant number of large scale proposals either granted or pending for sites on this corridor, including in particular the Cherrywood Planning Scheme (adjacent to the present application site) as well as numerous SHD permissions² and proposals including the SHDs for the Central Mental Hospital site³ and Dundrum Village⁴. We consider that these developments, when occupied, will create capacity problems on the Luas Green Line in both directions.

General

Absence of comment from us about any issue is not to be taken as implying that we accept the Applicant's position on that issue.

Yours faithfully,

Andrew Parkes, for the Planning Sub-committee,
An Taisce South County Dublin Association

² : PL06D.: 301522 Clay Farm; 302580 Glencairn; 303467 Avid, Carmanhall Road; 304405 Rockbrook, Carmanhall Road; 304590 Walled Garden; 305261 Building 5, Dundrum Town Centre; 305949 Former Aldi site, Carmanhall road; 307415 Lisieux Hall; 307545 Walled Garden 2; 307683 Green Acres 2; 308227 Murphystown Way; 309026 Golf Lane; 309828 Aiken's Village; 310138 Mount St. Mary's, 311287 Frankfort Castle; 311540 St. Joseph's; 311722 Blackthorn Ave.; 312170 Marmalade Lane;

³ www.dundrumcentralresidential.ie

⁴ www.dundrumvillageshd.ie

Between the Mountains and the Sea

Dun Laoghaire-Rathdown County

PETER PEARSON

With photographs from the author's collection
and specially-commissioned photographs
by Robert Vance and Anthony Woods



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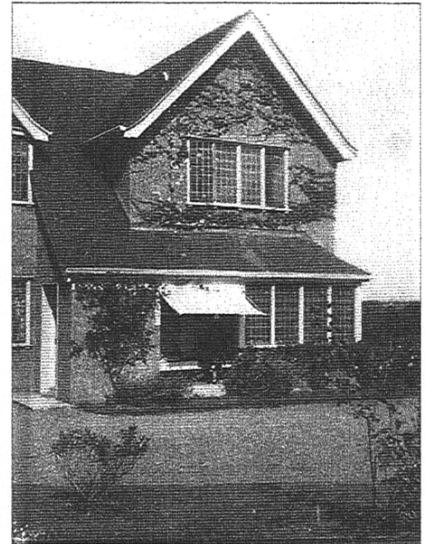
*The opulent interior of
Glen-na-Carraig*

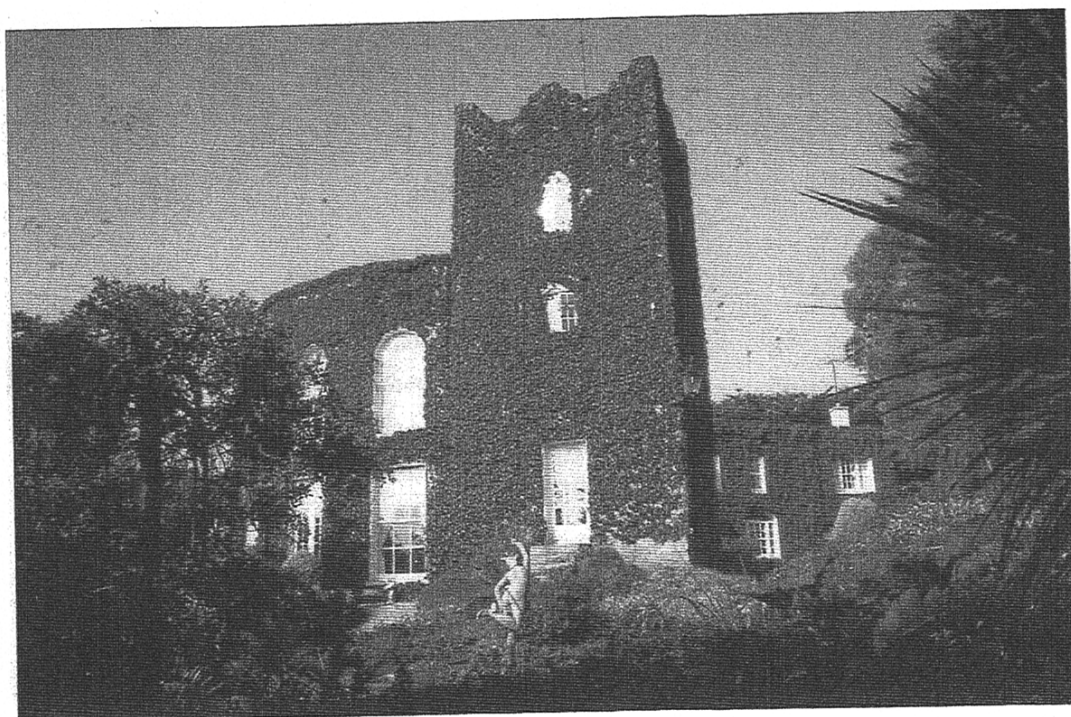
tiled gabled houses in the fashionable residential district of Foxrock.' Richard Caulfield Orpen designed a house called Lisheens for his brother Charles St. George Orpen, and he himself lived in a house called Coologue which was built for his family. Alexander Horsburgh Porter, an artist of some note, lived at Priorsland, a large Victorian house with a fine, timber porch, which is situated close to the old Carrickmines station.

A number of distinctive Edwardian houses were built in Carrickmines, on the Brennanstown Road, and these include Glenheather, Cúil na Gréine, Árdnamona, Lisheens, Glen na Carraig, and Coologue. All were built on the Pim estate, which will be discussed later. It is interesting that a number of house-names in Carrickmines were inspired by the so-called 'druidic remains' – the cromlech at Brennanstown – and by the fact that the lands were once owned by the Prior of Christchurch Cathedral: names such as Glen Druid, Druid Hill and Druid Lodge have an obvious origin, while others such as The Grange and Priorsland reflect the connection with the Church. Carrickmines, or Carraig-maighin, means 'the little plain of the rocks', a fairly accurate description of the landscape in some areas.

Barrington Tower in Carrickmines has also been described as 'a modern residence in the Georgian style', though its stone tower gives it an unusual aspect. The tower was built by Mr Barrington of Glendruoid in 1810 as a viewing

*Alverstoke, an Edwardian house
designed by Millar on the Bray
Road*





Barrington Tower was a folly, erected in 1810, to which a large, Georgian-style house was added in 1956



One of the old embossed metal roadsigns with the distances given in miles

point and tea house in his demesne, close to the site of a medieval castle. It was described by D'Alton as 'a lofty pleasure turret erected near its [the castle's] former site by a Mr Barrington deceives the traveller'. The original castle was occupied by the Walsh family who also owned Carrickmines Castle. Near the tower is the private cemetery of the Barrington family, who were soap manufacturers in Dublin. The modern house at Barrington Tower was built onto the folly tower, and has a fifty-four foot, curved salon or dining room, which is handsomely articulated with eighteenth-century pilasters which were salvaged from Platin Hall near Drogheda. Perhaps the fan-shaped plan of this house was inspired by Kilteragh, where a similar sun-seeking layout was employed. Carrickmines House and The Grange, both on Brighton Road, were also built sometime after 1860. Neither is a very remarkable house, but the former features a large semi-circular porch and a domed, open staircase. It was until recently the home of the McNerney family who added a large extension with a bar and swimming pool.

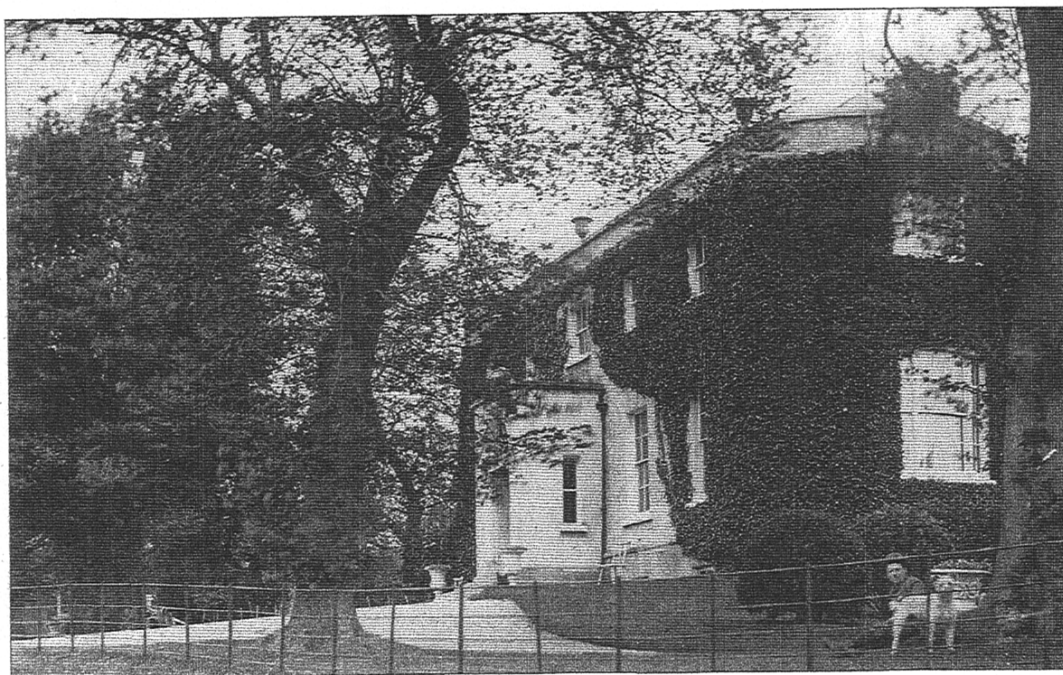
The Bawn, situated on Kerrymount Avenue, is an interesting house which was built in 1903. Doric columns and pilasters ornament the entrance and a beautiful rectangular conservatory of timber construction makes a striking feature at the front of the house. The hall is lit by a delicate glass dome, and the whole house exhibits the finest quality joinery and plasterwork. It was built by Cramptons, the noted firm of builders, for George Panter, who was a leading figure in the decorative plasterwork business and had an important collection of paintings of Dublin interest in his home.

Carrickbyrne
standing Edwardian
large, gabled
half-timbered
projecting leaded
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*Glendruid,
an attractive Georgian house
which remains unchanged today*

Glendruid, a delightful house which has already been mentioned in connection with Barrington Tower, is situated above an unspoilt glen which stretches westward towards Carrickmines. A narrow path connected Glendruid with the tower, and passed through the valley below, where one of the finest cromlechs in Ireland is to be found. The Brennanstown cromlech, as it is known, has a massive capstone. Many have speculated as to how its builders managed to move a rock of such enormous weight and size.

A stone plaque on the front of the house records the fact that it was built in 1808 by John Barrington. It is five windows wide and has a bow end with a pretty, Ionic-pillared porch. It is said to have been built close to the ruins of a medieval castle, but this may have been a reference to the castle which once stood near Barrington Tower. Glendruid cottage, now vanished, was situated near the cromlech, and was once a pretty, two-storey, thatched house, also belonging to the Barringtons. In 1869 the cottage was occupied by the Rev. Charles Ormsby Wiley, Rector of Tullow parish.

Brennanstown House stands in a corner of the Cabinteely House demesne. It is a much-altered, late Georgian house which was adjoined by extensive stables and was occupied in 1798 by a Major Parker. In 1834 a map of the property shows that it was owned by Joshua Pim, who carried out many improvements to the grounds. Descendants of the Pim family continued to collect ground rents from all of Brennanstown until 1947, including Glendruid and most of present-day Carrickmines. It appears that the Pims had also acquired much Church property during the nineteenth century, for here at Brennanstown, as in the case of the

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Killiney estate which they also owned, a tithe was payable to the Church property department of the Irish Land Commission. The Pim rents were sold by public auction in 1947.

Tully Church The high ground on which Tully church is situated is still one of the most delightful, unspoilt corners of County Dublin. But can the ancient church, with its old graveyard and the two granite crosses, keep this unique sense of place? Some years ago there was much vandalism in the graveyard, when chunks of stone were broken off tombs and a nineteenth-century Celtic cross was smashed into fragments. Tully is one of the most appealing ancient places in the county, and the preservation of its special character and peacefulness will be a challenge as development creeps ever nearer and the motorways come closer.

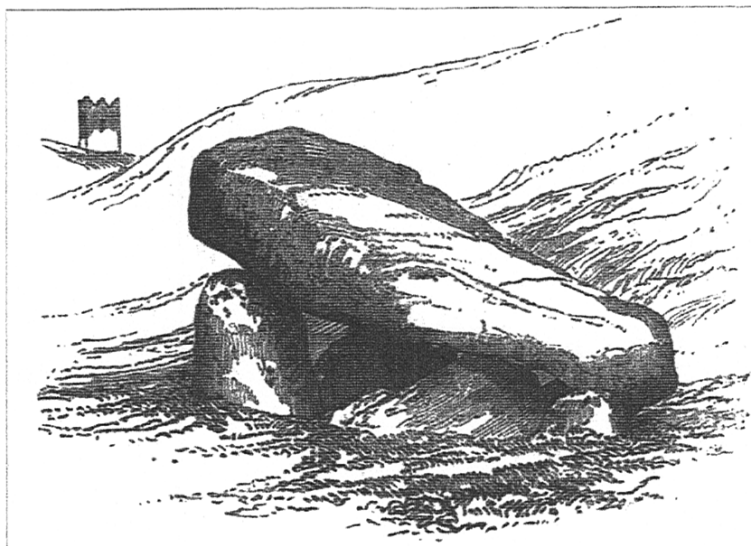
As a child I was often brought here, and enjoyed the tree-lined lane, with its many twists and turns. I was attracted to the stone-built stile which led into the graveyard with its ancient ruined church. The church, situated among old trees and facing due east, commands excellent views of the surrounding countryside. The double east window and wide chancel arch suggest that Tully was once a large church, at least by twelfth-century standards. The nave has completely disappeared, and the church was described in 1630 as being neglected, with its roof collapsing, and having no parishioners.

Tully or Tullagh means 'a hillock', but Tully was known as 'Tully of the Bishops' or 'Telach-na-nun epscop'. Archbishop George Otto Simms, in his excellent study of the parish of Tullow, says that Tully of the Bishops is mentioned in the fifteenth-century Book of Lismore, which describes the life of St Brigid, the saint to whom the church at Tully is dedicated.

Simms also explains how the lands at Tully, like those of Dean's Grange and Killiney, once belonged to Christchurch Cathedral and that since its foundation in the eleventh century Christchurch controlled



The two ancient crosses at Tully



The Brennansstown cromlech, as sketched by W. F. Wakeman